



THE BUILD OUT

The illustration above represents the desired potential build out for the 3.38-acre Demonbreun Hill site. The overall maximum FAR, maximum square footage per use, and maximum height of 22 stories will be the governing bodies that give the development the flexibility needed to keep up with the ever-changing demands of a market-driven and community-oriented mixed use site. The intent of the plan is not to create four independent 22 story buildings. Setting the maximum FAR has prevented the amount of possible square footage needed for such a development. It allows uses that create a density that will be harmonious throughout the proposed block as well as the neighborhood in which it lies. As highlighted on the following pages, the density table has been guided by a set of overarching principles and desires of existing and future developments.

Development Summary	
Total Max. Gross Building Area (sf)	1,040,000
Max. FAR	7.06
Max Residential (units)	590
Max Hotel (keys)	640
Max Retail (sf)	103,000
Max Office (sf)	420,000
Max number of Stories	22

OVERALL LAND USE

Acreage	3.38 Acres
Guiding Policy	A Special Policy based on T5 MU-01. The general characteristics of a Center mixed-use (T5-MU-01) shall apply to this Subdistrict.
Base Zoning	The standards applied to this Subdistrict shall follow CF zoning district except where standards in this document are more specific or change the standards of the base zoning district.
Dwelling Units	Development intensity is determined by FAR only.
FAR	Maximum overall of 7.06
Front Setback or Build-to Zone	0' setback along street frontage
Maximum height at the Setback	289'
Use Restrictions	According to CF Zoning Land Use Policy at time of submittal.
Parking	According to CF Zoning with the following: Parking shall be based on review and approval of ULI design guidelines for shared-use parking for proposed development within Demonbreun Hill-by Metro Public Works Department